



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved LANDMARKS COMMISSION

Monday, May 5, 2008

4:45 PM

215 Martin Luther King, Jr. Blvd.
Room LL-130 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Present: 7 -

Brenda K. Konkeli; Daniel J. Stephans; Stuart Levitan; Robin M. Taylor;
Michael J. Rosenblum; Christina Slattery and Erica Fox Gehrig

Guests: Ms. Marianne Morton, Mr. Paul Jasensky, Mr. Ron Ross, Mr. Chris Schramm,
Mr. Thomas Neujahr, Mr. Paul Cuta, Mr. Peter Ostlind, Mr. Gary Oein

APPROVAL OF April 7, 2008 MINUTES

The minutes of the April 7, 2008 Landmarks Commission meeting will be considered at the May 19, 2008 Landmarks Commission meeting.

PUBLIC COMMENT

None.

CONSIDERATION OF ISSUANCE OF CERTIFICATES OF APPROPRIATENESS

1. [09956](#) 1328 Rutledge Street, Third Lake Ridge Historic District - consideration of issuance of Certificate of Appropriateness for rebuilding roof and adding new windows in attic space

Owner: Delores Tollefson

A motion was made by Levitan, seconded by Rosenblum, to Approve a Certificate of Appropriateness with the conditions discussed by the Commission (see below) and on the condition that the design for the rescue platform be submitted to Ms. Rankin for approval. The motion passed by voice vote/other.

Ms. Rankin asked Mr. Ross, the contractor, if the windows and window trim will match the rest of the house. Mr. Ross replied that it would, although the window trim may be duplicated in modern materials, including the molding at the lintels of the windows. Mr. Ross went on to say that the stained glass window on the front of the house will be relocated somewhat higher in the front gable end to make room for the larger windows. The windows will be double-hung or single-hung. The siding will be vinyl, with vinyl fish-scale shingles in the gable ends. The fascia will be duplicated in vinyl or aluminum. The new roof will be 30-year shingles. The door onto the rescue platform will be a full view door. The intent of the project is to duplicate the current appearance. Mr. Ross had not yet finalized the drawing for the rescue platform.

2. [10229](#) 1133 Williamson Street, Third Lake Ridge Historic District - consideration of issuance of Certificate of Appropriateness for small addition to east side

Contact: Gary Oien, Oien Architects, Inc.

A motion was made by Rosenblum, seconded by Taylor, to Approve a Certificate of Appropriateness on the condition that the railing follow the standard Landmarks Commission's railing design. The motion passed by voice vote/other.

Mr. Oien, the architect, passed out copies of color pictures of the house. He said that the new addition will be tucked into an indented section of the side of the building. The railing used will be as recommended by the Landmarks Commission. They will also be doing miscellaneous repairs and landscaping. The building will house a restaurant.

OTHER BUSINESS

3. [09785](#) Accepting the proposal of Common Wealth Development for the redevelopment of the Garver Feed Mill and directing City staff to negotiate a development agreement with Common Wealth Development.

A motion was made by Levitan, seconded by Slattery, to Return to Lead with the Recommendation for Approval to the BOARD OF ESTIMATES. The motion passed by voice vote/other.

Ms. Morton of Common Wealth Development said that they have been pursuing the construction of an arts facility for some time. She said they had been working on the Garver Feed Mill concept for about two years. She said that it would be modeled after the Torpedo Factory in Alexandria, Virginia, but there would be no artists living in the building. She said that they would have studios for visual artists, a café, reception hall, roof garden, meeting and classroom buildings and spaces for other arts groups. The architectural firm they are working with has experience in both historic preservation and green design.

She said that the new facility would be a tremendous draw for the community and for Olbrich. For a few years, the west end will be used by Olbrich. Later they intend to erect solar collectors on the roof and a roof garden. There will be a clerestory added, but the clerestory will not be visible from the botanical gardens. They will be using the historic tax credits. She hopes that the City will undertake short-term repairs because the building has been badly neglected. She noted that they are also working to minimize the impact of the project on the surrounding neighborhood. Mr. Levitan asked why the property was being called Garver when the real historical significance was that it was built as a sugar beet factory. Ms. Rankin explained that when the building was nominated for the National Register the National Register staff believed that it was too altered to be significant as a sugar beet factory, so the historical significance was then rewritten to demonstrate that the building was also significant for its use as the Garver Feed Mill. Ms. Morton said that they were eager to get the National Register nomination process completed.

4. [10050](#) 701 & 737 Lorillard Court, 159-171 Proudfit Street - Two, Three-Story Office Buildings, Amended PUD(GDP-SIP). 4th Ald. Dist.

A motion was made by Levitan, seconded by Gehrig, to Grant Initial Approval and recommend to the Urban Design Commission and the Plan Commission to approve the project on the grounds that the proposed project is not so large or so visually intrusive as to create an adverse effect on the historic integrity of the adjacent tobacco warehouses and that the Landmarks Commission has no objection to the demolition of the three houses. This is a preliminary recommendation and Urban Land understands that they will come before the Landmarks Commission for approval again when they have more complete drawings. The motion passed by voice vote/other.

Chris Schramm of Urban Land Interests presented a preliminary proposal to revise the PUD-GDP to erect two office buildings instead of the original plan to erect a residential building. He said that their intent was to attract tenants who preferred a funkier, less expensive and more relaxed style of office building. They had met with the Bassett Neighborhood in February and the general concept was well-received. Their intent at this point was to ascertain if the various boards and commissions would be comfortable with the proposed building height and massing. They also will require demolition permits for the three small houses currently on the site. He said that they wanted to retain the feeling of the area as an historic industrial corridor. The buildings will be masonry with punched openings. He showed a model of the site and how the new buildings would relate to the historic tobacco warehouses. They intend to extend the space between the tobacco warehouses somehow into the new development.

5. [08717](#) Buildings proposed for demolition

Ms. Rankin passed out short reports on the preliminarily proposed demolitions of the following buildings:

5714 Odana Road
430 S. Thornton (proposed for removal to another site)
2008 Waunona Way
5229 Harbor Court (proposed for removal to a site outside of Madison)
5412 Lake Mendota Drive
1910 Roth Street

6. [07804](#) Secretary's Report

The Commission congratulated Ms. Rankin on her award for preservation advocacy from the Madison Trust for Historic Preservation.

ADJOURNMENT

The meeting was adjourned at approximately 5:45 p.m.